

DRAFT



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



Wednesday, November 18, 2015

9:00 AM

AUDIO FOR THE ENTIRE MEETING. (15-5494)

Attachments: [AUDIO](#)

Present: Hilda L. Solis, Secretary Sachi A. Hamai and Director Steve Valenzuela

Absent: Vice Chair José Huizar

I. ADMINISTRATIVE MATTERS

1. Call to Order. (15-5067)

Chair Solis called to order the seventy-first meeting of the Los Angeles Grand Avenue Authority at 9:05 a.m., with a quorum of members present.

2. Opportunity for Members of the Public to Address the Authority Board on Listed Agenda Items (15-5438)

No members of the public addressed the Authority Board.

II. REPORTS

3. Status Update on Grand Avenue Project, Phase IIA (Parcel L - Broad Museum) - Joanne Heyler. (15-5439)

Joanne Heyler, Broad Museum, introduced this item and presented a PowerPoint that highlighted the history and current status of the Grand Avenue Project, Phase IIA (Parcel L - Broad Museum). Construction began in March 2012 and attendees at the Civic Dedication Ceremony included Governor Jerry Brown, Mayor Eric Garcetti and Supervisor Hilda L. Solis. Due to the collaboration with local government and the positive embrace by the community the Broad Museum is a success.

The Museum welcomed approximately 1,700 to 3,500 visitors daily with a

total of 124,000 visitors to date. Tickets are free and can be reserved in advance online. Currently, reservations are booked through January 2016 and weekends through February 2016. Initially, it was projected that 200,000 visitors would attend annually after the opening, however, after it was established that admission would be free, it was then projected that 300,000 would visit the museum. With less than eight weeks in operation, it is now estimated that in a year after opening, the Museum will serve well over half a million members of the public, which is approximately half of the attendance of the Getty Museum and the Los Angeles Contemporary Museum of Art.

Ms. Heyler responded to questions posed by the Authority, and indicated that demographics regarding the Museum's visitors is in process with the possibility of data being available in 2016. Additionally, the mode of transportation used by the visitors will be recorded.

Ms. Heyler added that the Museum will be conducting Family Weekend Workshops as a way to reach out to children and families. Currently, attendance shows approximately 1,300 workshop participants. Workshops include programming about the Museum's architecture, the art galleries on display, and farm to table cooking classes by Chef Tim Hollingsworth of the Otium Restaurant. Various public programming events have been scheduled which include visits by guest curators presenting several series regarding music and film.

In regards to school programs, Ms. Heyler reported on collaborations with 826LA and Inner City Arts to provide programming with instructions on art and writing to children located in underserved communities. The Broad Museum also offers audio comments and conversations by artists such as a children's tour narrated by actor and director Levar Burton.

Ms. Heyler thanked the Authority for the opportunity to bring contemporary art to Los Angeles County.

Deborah Kanter reported that Mr. Broad is in support of the latest proposal from Related. Ms. Kanter provided clarification, and indicated the willingness to take over this ground lease from Related for the interim use as a public open space, as well as to oversee and administer the build out which includes any project cost overruns. Ms. Kanter also indicated that with consideration of the substantial contribution already made to the Authority, it is intended to keep the cost for the build out to not exceed \$2.5 million.

By common consent, there being no objection, this item was received and filed.

4. Update on Developer Submittals of November 10, 2015 for Grand Avenue Project Phase I, Parcel Q - Bradford Bolger. (15-5440)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and provided an overview on the Developer Submittals for Grand Avenue Project Phase I, Parcel Q. On November 10, 2015, Latham & Watkins, on behalf of Grand Avenue, LA, LLC, submitted the Definitive Form of the Hotel Management Agreement thereby satisfying the milestone of November 10, 2015.

By common consent, there being no objection, this item was received and filed.

III. CLOSED SESSION

5. **NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8.**

Property: Parcel Q, Parcel L, and Parcel W-2 of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels.

JPA Real Property
Negotiators: Bradford Bolger, Christine Frias, Chia-Ann Yen, Maria Cabildo, Cindy Chen, Russell Horning, Derek Galey, Thomas Webber, Paul Rutter, Diane Hvolka, Sara Hernandez

Under Negotiation: Price and Terms of Payment.

Negotiating Parties: Grand Avenue L.A., LLC (15-5441)

Helen S. Parker, Authority Counsel, announced the above Notice of Closed Session.

The JPA Board recessed to Closed Session at 9:29 a.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela.

The Chair reconvened the Grand Avenue Authority meeting to open session at 10:31 a.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela.

No reportable action was taken in Closed Session.

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6. Phase IIC (Parcel L partial) and Phase III (Parcel W-2) Schedule of Performance in the Second and Third Amendments to the Disposition and Development Agreement with respect to milestones with the current deadline of November 30, 2015 - Bradford Bolger. (15-5445)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and reported that further evaluation of issues related to the work of the Developer is necessary to review the scope, schedules and requirements for these Project Phases to meet the November 30, 2015 deadline. Staff recommends an extension from November 30 to February 1, 2016. Should the request for the extension be approved, a Letter Agreement would be submitted to the Board on November 30, 2015.

On motion of Chair Solis, seconded by Director Valenzuela, this item was approved.

IV. MISCELLANEOUS

7. Discussion of Future Agenda Items - Bradford Bolger. (15-5442)

Director Valenzuela requested an update on the Phase I Hotel TOT agreement with the City of Los Angeles at a future meeting.

8. Date of Next Meeting scheduled for November 30, 2015 - Bradford Bolger. (15-5443)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, noted that a special meeting is scheduled for Monday, November 30, 2015 at 2:00 p.m.

9. Adjournment. (15-5444)

There being no further business to discuss, Chair Solis adjourned the meeting at 10:33 a.m.